

Final Summary of the 2019 Statistical Update

In accordance with New Hampshire state law, the Town of Stratham has completed the Statistical Update of all real property with an effective date of April 1, 2019.

The purpose of a revaluation or statistical update is not to increase property taxes. The purpose is to update property assessments to reflect market value as of April 1, 2019 (the beginning of the tax year in New Hampshire) and to assess all properties fairly and equitably throughout the municipality. The results of the newly revised assessments will be on your 2019 tax bill; which is due December 12th. The updated assessments can be found on the Stratham Assessor's webpage and the on-line database.

The real estate market has changed significantly in Stratham since 2014, which is when the last Statistical Update was completed. Although the overall assessed values have increased an average of 20.16%, this does not mean your property taxes are increasing. Assuming the town's budget remains constant, the tax rate should decrease to compensate for the increased assessed values.

If a property owner believes their assessment does not reflect market values as of April 1, 2019, they may appeal their assessment through the local abatement process. Applications for abatements can be submitted after receipt of the November 2019 tax bill and are due by March 1, 2019. Applications are available on the Assessor's page on Stratham's website or at the Assessor's Office. These values do not include personal exemptions/credits such as elderly, veterans, blind, or solar.

The summary of the final assessments:

Property Type	% Change
Residential	19.84%
Manufactured Housing	50.30%
Commercial	21.64%
Total Overall:	20.16%